



BORROWDALE

PARK

DESIGNED FOR LIVING

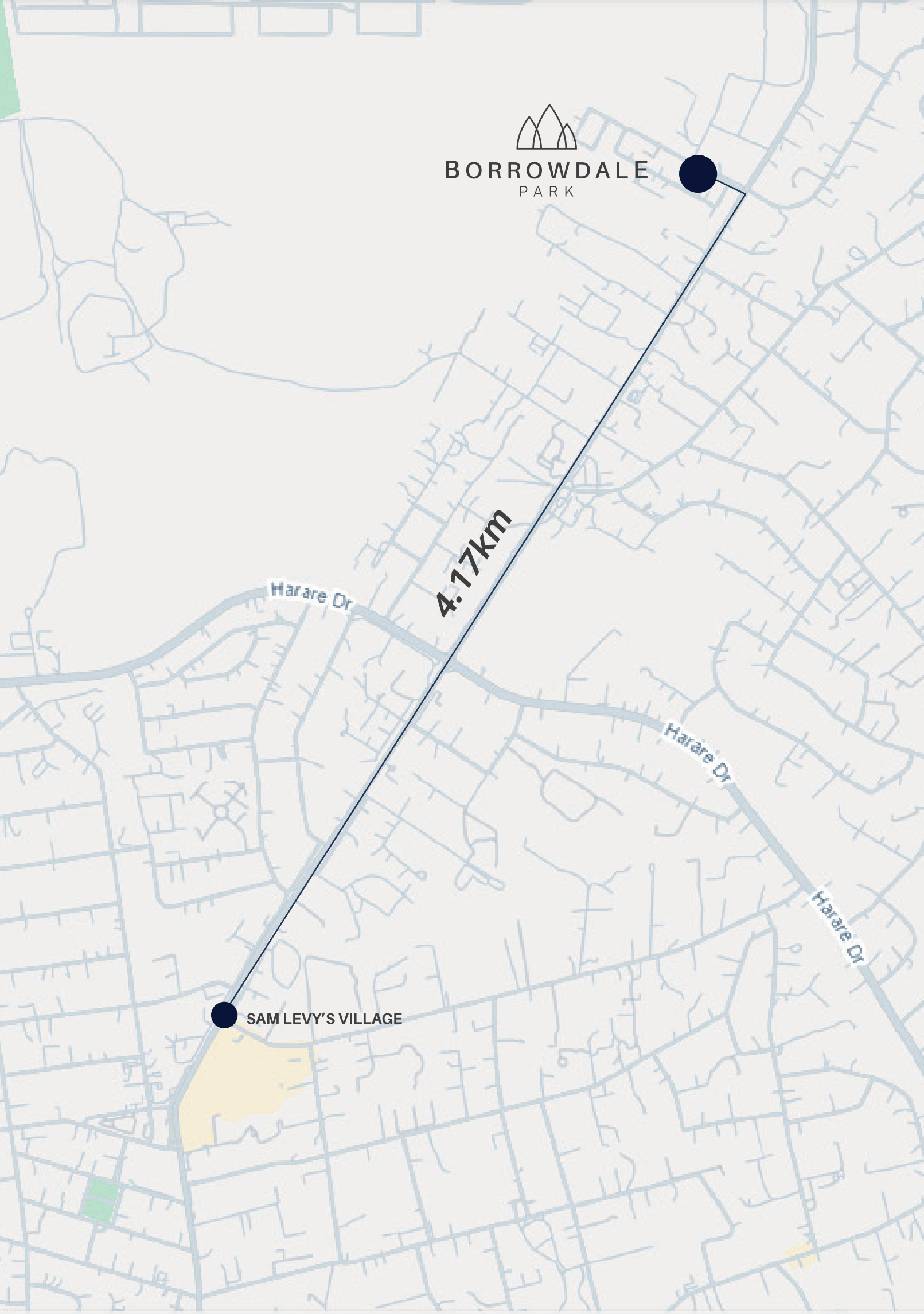


OXPROP.

OXFORD PROPERTIES

** The images in this brochure are renders and artistic expressions*





BORROWDALE PARK

DESIGNED FOR LIVING

Less than 5km from Samy Levy's Village, Borrowdale Park is crafted for those who aspire to more.

Designed with convenience at its core, it combines housing, workspace, and lifestyle facilities.



Founded in 2016, Oxford Properties has spent a decade redefining Zimbabwe’s urban landscape. Guided by integrity and transparency, our mission is to design and construct innovative living spaces that prioritize safety, quality, and community, while consistently delivering sustainable economic value to our stakeholders.

We specialize in premium residential, commercial, mixed-use luxury estates, and sustainable developments. Our landmark projects—including Aspindale Park, Aspire Heights, and Jacaranda Heights—stand as a testament to our commitment to vibrant, long-term community living. Backed by a multidisciplinary team with expertise across finance, legal, sales, procurement, and town planning, we ensure seamless, end-to-end project execution.

By blending creative vision with technical precision, we continue to reinforce our reputation as Zimbabwe’s most trusted property developer.





Welcome to Borrowdale Park





Why invest with us?

At Oxford Properties, we believe real estate investment should deliver more than land ownership—it should provide lasting value and everyday convenience. Borrowdale Park offers a rare opportunity to secure your stand with a title deed. Enjoy long-term appreciation driven by modern infrastructure, thriving community life, and increasing demand for premium locations.

This isn't just about buying land; it's about securing a future.

Key Features of note

- Title Deeds for guaranteed ownership and peace of mind.
- Wide range of professionally designed house plans included in the sale price.
- Security, refuse collection, maintenance, and essential services covered by monthly levies.
- Ensuring harmony, safety, and the protection of property values, we are guided by the Constitution and Estate Rules.

Borrowdale Park, a well-structured community where families flourish, professionals thrive, and everyday life runs seamlessly.







Tailored living, designed for you

Borrowdale Park offers a diverse range of single and double storey home plans, thoughtfully designed to balance style with comfort.

The brochure highlights a sample of these designs, while clients can choose from a much wider selection of architectural options.

- **Stands:** 400–800m².
- **Bedrooms:** 3–5, adaptable for families or guests.
- **Bathrooms:** 2–4 for comfort and convenience.
- **Natural Light:** Large windows to brighten every room.
- **Living Spaces:** Open-plan kitchens, lounges and for easy flow.
- **Outdoor Living:** Patios linking indoors with private gardens.
- **Garages/Shade Ports:** Up to 2 secure garages or shade ports.
- **Safety & Security:** Gated community with 24/7 surveillance.
- **Connectivity:** Ready-to-use high-speed internet.
- **Essential Services:** Reliable refuse collection and visitor parking.
- **On-Site Support:** Dedicated maintenance manager and caretaker.



Communal amenities

Purposefully designed to include the following:

- **Prime Location:** Ideally situated for accessibility and ease.
- **Healthy Living:** Paved walking and jogging paths, plus open green spaces for relaxation and wellness.
- **Sports & Fitness Facilities:** Dedicated spaces to stay active, fit, and connected.
- **Modern Shopping Mall:** Everyday essentials and lifestyle needs at your doorstep.
- **School:** Atlas Primary & Senior school to start construction in 2027.
- **Business Park:** A dynamic hub fostering productivity, innovation, and growth.
- **Emergency & Medical Services:** Immediate access to care when it matters most.
- **Fire Station:** Safety and security built into the heart of the community.
- **Visitor Parking:** Comfortably host family and friends.
- **Seperate Contractor Entrance:** Reducing traffic flow and congestion at the residents and vistiors entrance.







Site map



RESIDENTIAL : Flats/ Garden Apartments

- CLUSTER DEVELOPEMENT / MARULA ESTATE
- MOPANI ESTATE
- MUKWA ESTATE
- MUSASA ESTATE

- INSTITUTIONAL: Church/Day Care/Community Building
- COMMERCIAL : Business Park, Filling Station, Retail Commercial
- CLEARVIEW PERIMETER FENCE





Residential design concept



At Borrowdale Park, each house plan is the result of careful, considered thinking, where every element has been explored to create a balanced, comfortable, and enduring living environment.

House design choice process:

- Every client will get free 1 hour consultation with the Architectural Designer.
 - Clients will be assisted to choose a house design which is suitable for their stand.
 - Clients will choose 1 final house design for their stand.
 - Limited interior changes can be made to the chosen prototype for an extra fee.
 - Clients will then get a full set of Architectural Drawings and a Bill of Quantity (BOQ).
 - Oxprop will assist with the plan approval, although clients are responsible for this cost.
 - Clients to engage their own Structural Engineer where necessary.
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Key design features:

1. House plan options

- Houses range from 100m² to 325m² total area, with a range of 3 to 5 bedrooms.
- Single and double storey house design options are available to cater for the diverse range of clients.

2. House orientation

- All the houses were designed with orientation in mind to allow more daylight, which reduces need of artificial lighting and giving the rooms a brighter and healthier interior.
- Minimizes overheating from afternoon sun and maximises warmth during cooler periods.

3. High ceilings and tall windows

- Enhancing the sense of space, rooms feel larger and less cramped, creating a more open, bright, airy atmosphere that many people find more comfortable.
- Improves airflow in rooms and keeps the living areas cooler.
- High ceilings also allow for statement features like chandeliers, exposed beams, or tall curtains.

4. Open plan layout

- Promotes a spacious, flexible living area - encouraging interaction between family members.

5. Outdoor patios

- Extends the living space outdoors, providing areas for relaxation, entertainment, and outdoor dining. Encourages residents to embrace nature.

6. Kitchen yards

- Adds functional outdoor space for activities like laundry, garbage space or storage.
- Helps keep the main living areas uncluttered and efficient.







7. Roof type options:

- Residents are presented with either a concrete tiled roofing option or Chromadek sheets option of approved colours.
 - These roofing types are acceptable in either a gabled or hipped roofing structure.
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Hipped roof



Tiled roof



Gabled roof



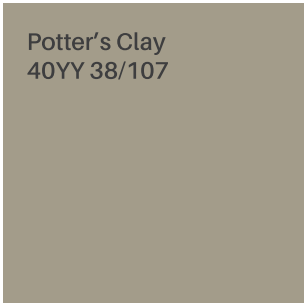
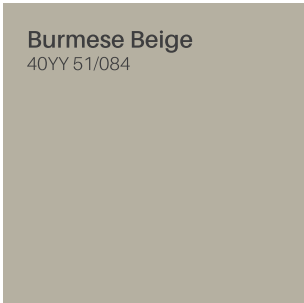
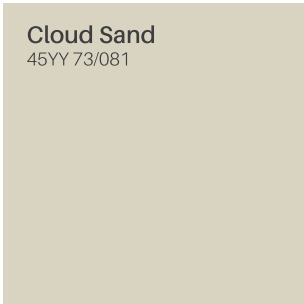
Chormadek roof



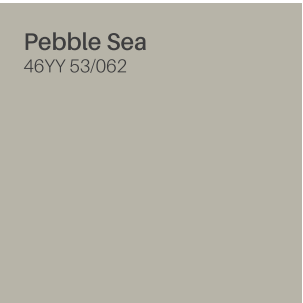
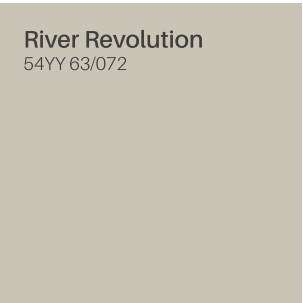
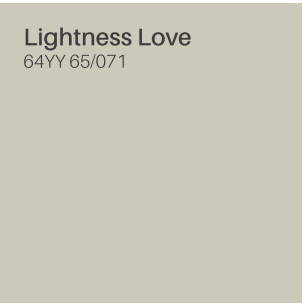
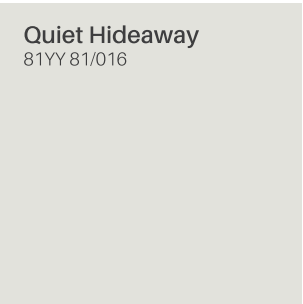
8. Calm, earthy tones for external walls

- Creates a tranquil, soothing aesthetic that blends well with nature. Neutral tones are timeless, reducing the need for frequent repainting.
- Clients may chose any colour they like for internal walls.

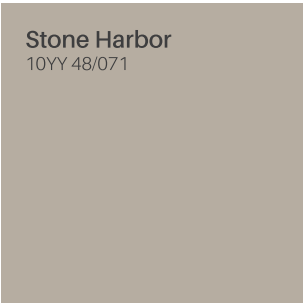
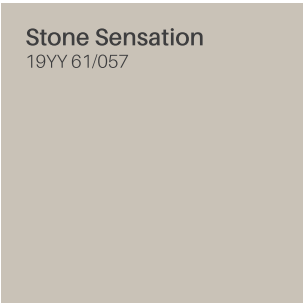
Colour Pallette 1



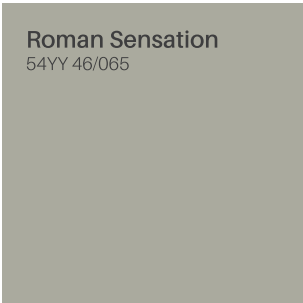
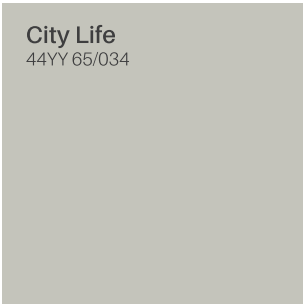
Colour Pallette 2



Colour Pallette 3



Colour Pallette 4



*DULUX colour palette







9. Car parking options provided are:

- Shade Ports – of pre-approved colour options.
- Lock-up Garages – with doors of a pre-approved colour.

10. Lower frontage boundary walls

- Fosters a sense of openness and inclusivity, allowing the homes to blend into the surrounding environment while maintaining privacy from the street.
- Creating stronger community interactions, fostering a friendlier, more connected neighbourhood feel.

11. Paved driveways and walkways

- Concrete pavers of approved colours will be used.
- Provides a neat, practical surface for vehicles and pedestrians, reducing mud and dust. Low maintenance, with long-lasting materials.

12. Landscaping with indigenous plants

- Native plants are low-maintenance and drought-tolerant, reducing water consumption and supporting local wildlife. They blend naturally with the environment.
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3
9

HIPPED ROOF VERSION



GABLED ROOF VERSION



 DOUBLE STOREY - 5 BED, 5 BATH, DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR





SINGLE STOREY - 4 BED, 3 BATH



SINGLE STOREY - 4 BED, 3 BATH, 1 GARAGE



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